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## MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Senior Planner  
**RE:** ZP 15-0704CA/CU; 61 Summit Street  
**Date:** January 13, 2015

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**File:** 15-0704CA/CU  
**Location:** 61 Summit Street / 411 Main Street  
**Zone:** I **Ward:** 1  
**Date application accepted:** December 22, 2014  
**Applicant/ Owner:** University of Vermont  
**Request:** Exterior rehabilitation of Alumni House at 61 Summit Street; new construction of a pavilion and connector building; landscaping, pedestrian and vehicular circulation; drainage improvements. Plan includes site alterations to 411 Main Street which will require a separate zoning permit application and review.  
**Staff site visit:** January 5, 2015.



### **Background for 61 Summit Street:**

- Request for a Non-Applicability of Zoning Permit Requirements for work at 61 Summit Street. Request denied by Zoning Administrator; advised to secure zoning permit. (UVM.) August, 2011.
- Zoning Permit 11-0474CA; removal of metal fire escape stairs on west side of building; removal of porch enclosure and wood sub-stairs on north side of building. (UVM.) November 2010.
- Zoning Permit 10-0720CA; remove and store historic wood railings on southwest ground floor. Replace with interim black metal railing, 36" high, with 4.5" between members. Repair and reattach existing railing at main entry and on second floor southwest porch. (UVM.) March, 2010.
- Non-Applicability of Zoning Permit Requirements; paint, repair, and maintenance. (UVM.) March 2010.
- Zoning Permit 04-131; rebuild handrails at east and south elevation stairs to meet life safety requirements (Delta Psi Fraternity) September 2003.

**Overview:** UVM required 61 Summit Street in December of 2007. Known as the Edward Wells estate, the property is individually listed on the National Register of Historic Places. UVM proposes the continued rehabilitation of the structure, includes handrails, a ramp on the east, chimney removal to accommodate an elevator, new period lighting, a new storm water vault, and foundation waterproofing. The building will be adapted for administrative and office use for the UVM Alumni Association and the UVM Foundation.

Part 2 of this application is for a new structure, attached to Alumni House via a connector that will provide gallery space. The plan includes reconfigured driveways and pedestrian walkways, lighting and landscaping. The new "Silver Pavilion" building is intended to be an approximately 2600 sq. feet event space for up to 150 people.

Plans include alteration to a separate parcel (411 Main Street) which will require separate zoning application and review.

### **Limitations on Municipal Review**

The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, §4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to **location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements**.

### **PART 1: LAND DIVISION DESIGN STANDARDS**

Not applicable.

## **PART 2: SITE PLAN DESIGN STANDARDS**

### **Sec. 6.2.2      Review Standards**

#### **(a)      Protection of Important Natural Features:**

The site falls gradually away to the west, with a collection of large trees both to the west and north. Plan C1.1 defines “clearing existing brush”, however that area has plantings that are so large as to escape definition as brush. No specimen trees are identified on the plan.

#### **(b)      Topographical Alterations:**

A grading plan has been submitted that reflects efforts to ease the 11’ grade change between Harrington Court yards and Alumni House.

#### **(c)      Protection of Important Public Views:**

*Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.*

While there are no protected public views, the historic home is itself a cultural landmark that enjoys spectacular views of Lake Champlain and mountains to the east and west. The rehabilitation of the iconic structure will assure the continued enjoyment of these unparalleled views, particularly of those working with the public institution.

#### **(d)      Protection of Important Cultural Resources:**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(e)      Supporting the Use of Renewable Energy Resources:**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(f)      Brownfield Sites:**

None identified.

#### **(g)      Provide for nature's events:**

The applicant will be required to comply with Chapter 26, Wastewater, Stormwater and Pollution Control Measures.



**(h) Building Location and Orientation:**

As an addition to an existing building, the Silver Pavilion is proposed to be setback to the north of the existing structure, and falling into the grade change to the west. On the Summit Street frontage, the new building will have a street presence with an entry door clearly identified. As proposed, it presents itself lower and subordinate to the existing building.

**(i) Vehicular Access:**

Existing driveways along Main Street and Summit Street will be utilized. The Grassemount access is proposed to be widened; however that is on a separate parcel and will require its own zoning permit application.

**(j) Pedestrian Access:**

Pedestrian walkways are proposed linking the porte-cochere, the public sidewalks, the circular “drop-off” and from the Grassemount parcel.

**(k) Accessibility for the Handicapped:**

Access will be provided via ramp to the existing structure, and from a level-entry at the proposed pavilion entrance facing Summit Street. Handicap parking is identified within the parking area on the south (Maple Street) and on the Grassemount four-space area proposed along their drive. The Grassemount (411 Main Street) parcel will require a separate zoning permit and review. It is noted that the four-space parking area encroaches into a required setback.

**(l) Parking and Circulation:**

*To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.*

The proposed parking area for 61 Summit Street has been used for limited parking and construction containers since UVM took ownership in 2007. Adjacent to the Porte-cochère, it has some historic connections for vehicular circulation and disembarkation. The application proposes beefing up that parking area, defining 12 parking spaces in the existing circular pattern.

*Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.*

Enhancements to the existing driveway at the Grassemount property are proposed; these are not considered within this review as they are on a separate parcel and will require a discrete zoning application. Of importance here is the loading area that extends from that proposed drive;

although it crosses a boundary line, the configuration may be deemed a “shared drive” for purposes of this section.

*Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.*

Concrete curbs and sidewalks are proposed in the perimeter area of the south parking drive and the circular “drop-off” in front of the pavilion. These should be effective prevention to parking creep.

Dimensions of parking spaces are not easily discerned from the (reduced) plans. Confirmation of their adequacy will be required.

*Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5”-3” at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.*

The substantially improved parking area fronting Maple Street does not meet the 15 space minimum. Although shading is a not a requirement per this standard, it is recommended.

*All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.*

A continuous walkway is provided on the perimeter of the Maple Street parking circle.

*Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.*

A bicycle parking rack is illustrated on Plan A1.1.

**(m) Landscaping and Fences:**

*Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.*

*Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist.*

Plan C-1.1 notes “clear existing brush”, which appears to be much larger growth than suggested. The City Arborist has been contacted to confirm the characterization of existing growth, and to assure no loss of specimen trees in the area of development.

The landscaping plan (A1.1 is vague in defining proposed installation: General Note states: *Layout and planting selections are being developed by SE group Landscape Designers in conjunction with Fall 2014 and Spring 2015 UVM Plant and Soil Sciences Curriculum Classes.* Although encouraging, this is not informative enough for project review. More specificity is required.

Screening is identified between the residential properties to the west and the development site; around equipment installations and the 411 Main Street parking area. Perennial beds are identified on the east (Summit Street) frontage near the pavilion.

*Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.*

The westerly yard of the former Wells Estate will be enhanced with clean-up of the overgrowth, and definition of an area useable for access and function. The easterly yard, fronting Summit Street, will now provide both vehicular access but a yard area suitable for temporary tent events. The viewscape northward toward Grassemount will remain.

A rain garden is proposed within the Maple Street parking circle. It is hoped that rather than a simple function for temporary sedimentation storage, this area will be landscaped to be visually attractive as well as providing some optical buffer to the abutting parking area.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited.*

*New or replacement street trees shall be provided consistent with the city’s Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.*

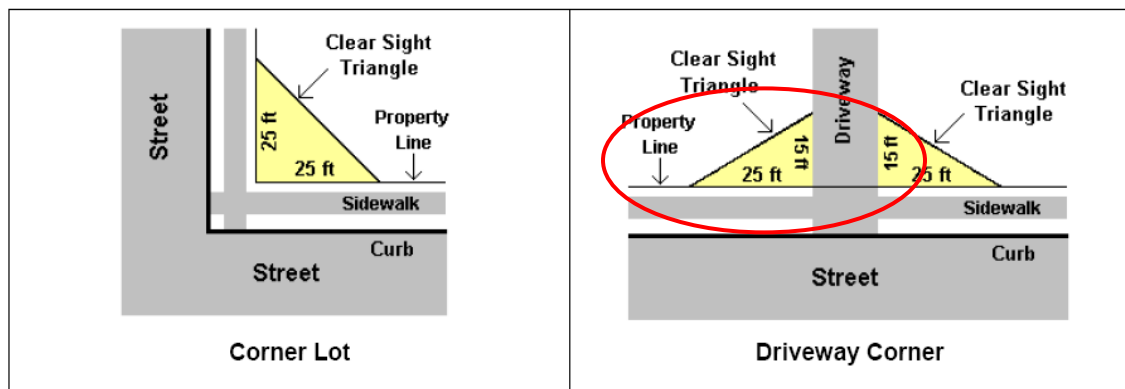
As noted, the City Arborist has been consulted relative to the proposed planting plan.



*Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle along driveways and at street intersections, or between an existing building and the front property line, whichever is less, shall be limited to 3-feet in height above the curb in order to provide safe sight distances for pedestrians and vehicles. Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.*

A 4' fence is illustrated on the southwest of the parcel; presumably to ban pedestrian foot traffic in the existing pattern of use. See Plan A6.5 for detail drawing.

From Plan A1.1, it appears that the fence does not meet the required 25' separation from the westerly driveway entrance, as illustrated below. If the fence location is important to the plan, then the fence must be reduced in height to 3' if within that "clear site triangle."



**(n) Public Plazas and Open Space:**

As a public institution, the university has opportunities to host gatherings and events. The enhancement of yards and creation of dedicated areas to do so will facilitate that programming.

**(o) Outdoor Lighting:**

Building mounted lights are historically-inspired; other site lighting is proposed to be LED. Bollard lighting is proposed along walkways; seven new light poles will be included. See Plan A1.1. Photometrics appear to meet the standards of Section 5.5.2.

**(p) Integrate infrastructure into the design:**

A dumpster pad is identified on plans, westerly of the loading area. As this abuts a residential area, screening will be required to mitigate visual and audible impacts. Conversely, relocation to within a building rather than a free-standing dumpster location is encouraged.

Mechanical infrastructure is identified on multiple plans; landscape screening is provided on the west side of the connector, and along the south and west of the new transformer. Rooftop mechanicals on the new pavilion will be setback from the roof edge approximately 20'.

The proposed site of the BED transformer has been chosen for proximity to the service location and ease of truck access. An inquiry has been made to relocate the mechanical box within the site and out of public view to minimize or avoid visual intrusion on the historic site. A location near the new pavilion and dumpster pad location has been suggested, where there might be a dual benefit in the proposed landscaping screen.

A general utility “clean-up” at 61 Summit is reflected in the submission (See Plan A4.1, A4.2, A4.3, A4.4) with removal of existing electric meter, conduit and flood lights. Masonry and trim are proposed to be repaired. Plan C-1.2 defines the gas meter on the south elevation of 61 Summit inside an area defined by the access ramp. Landscaping should be utilized to minimize the visual impacts of what is likely to be a large meter.

The electric connection is identified on the northwesterly area of 61 Summit, near the current meter location. Some landscaping is proposed in the vicinity to screen condensing units, although as an existing location, any impact is anticipated to be inconsequential.

## **PART 3: ARCHITECTURAL DESIGN STANDARDS**

### **Sec. 6.3.2 Review Standards**

#### **(a) Relate development to its environment:**

*Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.*

*The following shall be considered:*

#### **1. Massing, Height and Scale:**

No building mass changes are proposed for the existing structure itself. The proposed pavilion and connector structure are smaller than the primary structure (one story).

#### **2. Roofs and Rooflines.**

Limitations on Municipal Review per 24 VSA, §4413.

#### **3. Building Openings**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(b) Protection of Important Architectural Resources:**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(c) Protection of Important Public Views:**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(d) Provide an active and inviting street edge:**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(e) Quality of materials:**

Limitations on Municipal Review per 24 VSA, §4413.

#### **(f) Reduce energy utilization:**

Limitations on Municipal Review per 24 VSA, §4413.

All new construction will be required to meet Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.



**(g) Make advertising features complementary to the site:**

The University has a Master Sign Plan. Any new signage will require a separate application to be reviewed under that approved plan.

**(h) Integrate infrastructure into the building design:**

See Section 6.2.2. (p), above.

**(i) Make spaces secure and safe:**

The development will be required to meet all building and life safety code, as defined by the building inspector and fire marshal.

**Section 5.4.8, Historic Buildings**

Limitations on Municipal Review per 24 VSA, §4413.

**Items for consideration:**

1. The applicant shall confirm the proposed size of parking spaces, to assure compliance with Table 8.1.11-1.
2. A definitive landscaping plan must be submitted, identifying proposed layout and selection.
3. New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.
4. Fence placement must meet the Clear Site Triangle as noted in 6.2.2. (m.), above.
5. A separate zoning permit application must be filed for the 411 Main Street parcel.
6. The applicant must clarify the coverage calculation for this discrete parcel (61 Summit); ordinance limits for the Institutional Zone are 40% lot coverage. As this is outside the Core Campus overlay, coverage cannot be calculated in aggregate with abutting properties.
7. The dumpster is recommended for incorporation within the new building; conversely a structural method for dumpster screening and containment shall be provided for review and approval.